'The Meadow' - Building Plot and Land
Heage

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Land • Property • Livestock

'The Meadow' Building Plot and Land
Ripley Road
Heage
Derbyshire
DE56 2HU

1.58 ac

A unique opportunity to purchase a 1.58 acre meadow having outline planning consent for a single detached dwelling. Further land extending to 2.03 acres is available by separate negotiation.

The meadow is delightfully situated, set back from the road, with gated access.

Heage is a lovely village situated between Ripley and Belper with excellent access links.

Expressions of interest and offers invited by 2nd October 2024 at 12noon

Guide Price:
Offers in excess of £200,000

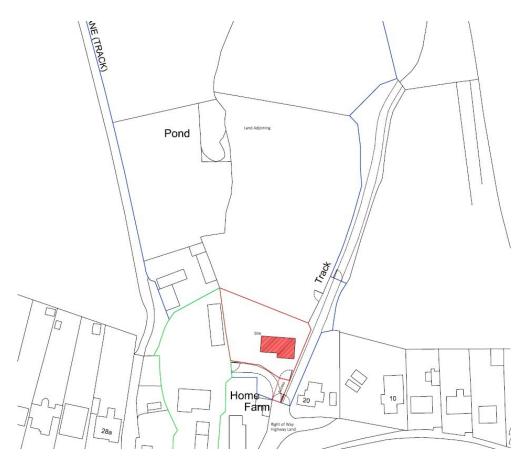☎ Ashbourne Office – 01335 342201

✉ ashbourne@bagshaws.com

Description

The 'Meadow' is sit back from Ripley Road with stunning views enjoyed to the westerly aspect. The site extends to 1.58 acres in total with a further 2.03 acres available by separate negotiation.

This unique site provides an excellent opportunity for a buyer to erect their forever home with land ideal for those with equestrian or hobby farming interests.

Further information on the outline planning consent can be found on the Amber Valley Borough Council portal searching reference AVA/2023/0749.

General Information

Services:

There are no services connected to the site, a buyer should satisfy themselves as the availability of services. The vendor has agreed to assist where possible.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

There is a right of way along the Eastern track to benefit neighbouring fields

The vendor would retain a limited agricultural right of way across the southern edge of the plot - further details available from the agent on request.

Overage

The land will be subject to an overage of 25% over 25 years triggered if there is more than one dwelling on the site. For the avoidance of doubt, the erecting of a single dwelling on site as proposed will not trigger any overage payment.

Local Authority and Planning consent

Amber Valley Borough Council

Planning application reference number AVA/2023/0749

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com. **No viewings permitted without a prior appointment**

Directions

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Conditions of Offer

The property is being sold by private treaty with expressions of interest and offers are invited. There will be no contract information available prior to the offer deadline date.

All interested parties should submit their offer or expression of interest in writing

By post for the attention of Paul Barnett, Bagshaws, Vine House, 15 Church Street, Ashbourne, Derbyshire, DE6 1AE.

Or on e-mail to paul.barnett@bagshaws.com

by 12 noon on Wednesday 2nd October 2024

It should be noted that the Vendor is not bound to accept the highest or indeed any tender. Any accepted offer is at the Sellers absolute discretion.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811